

**Presentation by Mark Trosen
to the Lee's Summit Planning Commission
May 23, 2019**

Good Evening. I am Mark Trosen, Jackson County Deputy Chief Operating Officer and with me tonight are Parks + Rec Deputy Director Brian Nowotny, and Landscape Architect Bruce Wilke.

Thank you for the opportunity to speak tonight.

(Exhibit E)

Jackson County began talks in 2016 with Paragon Star, and had developed a written agreement in principle in December of 2018 that Paragon Star would construct the Little Blue Trace Trail as part of their overall development.

The new PDP before you tonight illustrates that the Little Blue Trace trail has been removed from the plan entirely, and the Developer has proposed an encroachment on County Property without approval from Jackson County.

We met with your Planning Staff on April 29th and shared the inconsistencies in the revised PDP regarding promises previously made by Paragon Star to the County. We would like to compliment your Staff for quickly responding to our concerns.

We also had a follow up meeting with Mr. Bill Brown and Ms. Christine Bushyhead on Friday May 3rd. Jackson County was pleased to have this meeting and thought it was productive but nothing was finalized.

(Exhibit A)

The PDP does not clearly illustrate the Little Blue Trace Trail through the mixed-use development area.

There is no public easement on the revised Plat for the Little Blue Trace Trail.

In addition, the proposed street plan does not clearly illustrate how protected bike/ped facilities through the proposed Development would connect to a future

Little Blue Trace trail and meet the standards of the Lee's Summit Greenway Master Plan.

(Exhibit B)

The Little Blue Trace Trail is a major component of the Metro Green Plan and is the longest trail in Jackson County, The long term plan for the trail has always been to connect through Lee's Summit to Longview Lake. The Paragon Star Development is imperative to making this connection.

(Exhibit C)

We appreciate Lee's Summit's support of regional connectivity as evidenced by your own Greenway Master Plan, and the Development Services Staff Letter of May 3rd. The benefits of trails to our citizens are tremendous, providing health and wellness opportunities.

(Exhibit E)

We are here tonight to ask the City to consider including the following conditions as a part of the final approval for Paragon Star's PDP.

- Condition one - The Developer shall include a dedicated 50 ft. easement to the County upon which the Little Blue Trace Trail shall be constructed through the Paragon Star Development. Jackson County agrees with the statement included in the Development Services Staff Letter that Trail Easements be provided.
- Condition 2- The inclusion of a 10 ft. protected bicycle and pedestrian lane on the proposed Paragon Parkway Bridges.
- Condition 3 - Paragon Star be required to place the construction of a separated grade Little Blue Trace Trail back into their Development, on their property.

(Exhibit D)

The final requested condition is in regards to the encroachments on County property shown on the PDP.

Jackson County owns a 1.5 acre parcel adjacent to View High Drive and a 25 acre parcel on the east side of the Development.

For example, as you can see on the Revised Preliminary Re-Plat, a parking lot drive is shown to be constructed on the 1.5 acre parcel. Proposed streets, bridges and parking structures all come right to our property lines.

Once again, we are agreeing with the Staff Letter that cooperation will be required between the applicant and Jackson County for any encroachment on County Property. Jackson County asks that this Condition be a requirement for PDP approval.

We are hopeful that the decision made tonight by the Planning Commission will support Regional Connectivity with the completion of the Little Blue Trace Trail. If not, the opportunity could be lost forever.

We would like to leave a copy of our presentation for the Commission tonight for the Record.

Thank your again for your time.